

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.1**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Donovan House; Painter House**
6. Current building name: **Tilley House**
7. Building address: **402 / 402½ Collyer Street**
8. Owner name: **Rod Carleton Tilley**
Owner address: **3454 Plateau Road**
Boulder, CO 80302

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¼ of NE¼ of NW¼ of SE¼ of section 3
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **4445965**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **5, 6** Block: **48**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1338 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Dormers

22. Architectural style /
building type:

No Style / Vernacular Wood
Frame Hipped and Gabled
Roof Dwelling

21. General Architectural Description

Located at the northeast corner of Collyer Street and 4th Avenue, this handsome residence is a 1½-story, vernacular, wood frame dwelling. The property is sited on a spacious corner lot, decorated with concrete urns which flank the sidewalks leading to the house from the main sidewalks along 4th and Collyer, and with a tapered brick pedestal topped by a cannonball at the property's southwest corner. The house is supported by a low coursed sandstone foundation, and the exterior walls are clad with painted light grey horizontal wood siding, with painted dark grey 1" by 4" corner boards. The house is covered by a moderately-pitched gable-on-hip roof, with green asphalt shingles, and with exposed rafter ends beneath widely-overhanging eaves. Large gabled dormers are located on the west, east, and south elevations. The dormer on the west elevation (facade) has four 6-light casement windows, while the dormer on the south elevation has four 8-light casement windows. Two 6/1 (ribbon-style) double-hung sash windows overlook the front porch on the east elevation; a 6/1 (ribbon style) double-hung sash window, flanked by two narrow 2/1 double-hung sash windows, is located on the home's south elevation; four 4-light windows are located at the far east end of the south elevation; two 4-light windows are located at the far south end of the east elevation. Windows elsewhere on the house are primarily single 1/1 double-hung sash with painted grey wood frames and surrounds, and with simple wood cornices. The house features an L-shaped wraparound porch which covers most of the facade as well as the west end of the south elevation. The porch is recessed under the house's main hipped roof, and features a tongue-and-groove wood floor, wood frame knee walls, tapered wood piers, and distinctive arched openings. There are two entrances leading from the porch into the home - the main entrance on the facade, and a side entrance on the south elevation. The main entry door leading into 402 Collyer on the facade is a painted green glass-in-wood-frame door; the entrance on the south elevation features a set of paired 15-light glass-in-wood-frame doors. A separate entrance, located at the north end of the facade, leads into the residence at 402½ Collyer. This entrance comprises a stained natural brown wood-paneled door, with a painted green wood screen door, which opens onto a 3-step concrete porch covered by a gabled hood with knee brace supports. A rear entry door is located at the south end of the east elevation where there is a 15-light glass-in-wood-frame door.

A garage is located just northeast of the house: 22' N-S by 17' E-W, plus a 12' by 17' gabled addition to the north elevation; poured concrete slab foundation and floor; painted grey horizontal wood siding exterior walls over wood frame construction; moderately-pitched front gable roof; one single-light fixed-pane window located in the upper gable end on the south elevation; a set of paired wood garage doors, side hinged with metal strap hinges, located on the south elevation, open onto a concrete driveway which extends to 4th Avenue to the south.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the northeast corner of Collyer Street and 4th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1883**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections", on file at the Longmont Archives, Longmont Museum.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
unknown

Source of information:
n/a

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Previous surveys conducted for this property indicate that the property's water tap records document that the house was constructed in 1883. Sanborn Insurance provide corroborating evidence in that the dwelling was definitely in existence by 1890. Subsequent Sanborn maps show that the original building was progressively expanded with: a small addition to the northeast corner between 1890 and 1895; a larger addition to the northeast corner between 1895 and 1900; a small rear porch addition to the southeast corner between 1900 and 1906; and the full enclosure of the small rear porch addition in the years following 1930. The garage located just northeast of the house was constructed in the 1930s or 1940s, and the addition to the garage was completed in 1952.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This dwelling was reportedly constructed in 1883, and according to previous surveys, early owners included the Hall and Flansburg families. (In the 1890s and very early 1900s the Isaac Flansburg family lived next door at 412 Collyer Street.) By 1892, this house at 402 Collyer Street had become the residence of Mr. and Mrs. Timothy T. Donovan. The Donovans owned the home through at least 1914; however, by 1906 they were no longer living here. T.T. Donovan had been born at Toronto, Canada on April 1, 1850, the eldest son of Irish immigrants Dennis and Mary Jane (Dugan) Donovan. In 1852, the Timothy and his parents moved to Crescentville, Ohio, where Timothy's father worked in a paper family. In the ensuing years, four more children were born into the Donovan family, including Margaret, Dennis Charles ("D.C."), Mary Jane, and John Aloysius. In 1882 the three Donovan brothers - Timothy, Dennis, and John - arranged for their families, as well as their parents and sister, Mary Jane, to all move to Longmont. In Longmont, the Donovan family initially purchased a home at 330 Pratt Street which remained in the family for many years. Lead by Dennis, the three Donovan brothers then went into the lumber business. The Donovan Lumber Company was for many years located on the north side of 4th Avenue between Main and Coffman, before it moved to 224 Main Street where it continued to expand. In 1923, the Donovans sold their lumber company to J.F. Schwarz of Estes Park. Timothy T. Donovan passed away on February 12, 1948 at the age of 97.

Following a series of short-term renters who resided here between circa 1906 and the late 1910s, in about 1920, the property was purchased by Charles and Anna Mae Painter. The Painters then owned and lived here until their respective deaths in 1978 and 1979. Charles A. Painter was born March 9, 1881 in Stoutsville, Missouri, and was raised in the nearby town of Shelbina. Anna Mae (Bailey) Painter was born on January 28, in Monroe County, Missouri. Charles and Anna Mae were married in Paris, Missouri on January 14, 1903, and in the following years they raised a family of two sons, named Fields G. and Jack K. The Painter family moved to Longmont in 1916, and took up residency in this house a few years later. Mr. Painter worked as a carpenter and as a contractor. He was a member of the Longmont Elks Club, and the Painters belonged to the First United Methodist Church. Mr. Painter passed away on April 24, 1978 at the age of 96, and Anna Mae died about a year and a half later on October 8, 1979.

Following the Painters long tenure, 402 Collyer was owned and occupied in the 1980s by Ron Ragon. In more recent years, the property has been entirely a rental. Throughout most of its history, the house has had two separate residences with addresses of 402 and 402½ Collyer. While the Donovan, Painter and Ragon families were the primary occupants of 402 Collyer during the 1900s, the smaller residence at 402½ Collyer was occupied by a long line of short-term tenants.

36. Sources of Information

"Anna Mae Painter." [obituary] *Longmont Times-Call*, October 10, 1978, p. 10.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Charles A. Painter." [obituary] *Longmont Times-Call*, April 28, 1978, p. 14.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1930, and May 1956.

They Came to Stay: Longmont, Colorado 1858 - 1920, Longmont: St. Vrain Valley Historical Association, 1971.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1883-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during its long period of significance, 1883-1953. The house is also architecturally significant, under Criterion C, for its early construction date and for its distinctive vernacular design. Although it displays a generally high level of integrity, the property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property does qualify, however, to be listed as a local landmark by the City of Longmont. In addition, the property does qualify for listing in the National Register of Historic Places as a contributing resource located within the boundaries of the Longmont East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a generally high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions and no notable exterior alterations to the house following the period of significance. The garage dates to the period of significance and also displays a high level of integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-23**

Frame(s): **24-28**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **February 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**